



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 1120 • FAX (508) 839-4602
 planningdept@grafton-ma.gov
 www.grafton-ma.gov

PLANNING DEPARTMENT

62 Wesson

FORM A

**APPLICATION FOR ENDORSEMENT OF PLAN
 BELIEVED NOT TO REQUIRE APPROVAL (ANR)**

Application No. ANR 2023-09

1. OWNER OF RECORD: Willard House Clock Museum Inc.
 STREET / P.O. Box 11 Willard Street CITY/TOWN Grafton
 STATE MA ZIP 01536 TELEPHONE 508-839-3500

Deed recorded in the Worcester District Registry of Deeds: Book 9132 Page 116

2. NAME OF APPLICANT: Willard House Clock Museum Inc.
 STREET / P.O. Box 11 Willard Street CITY/TOWN Grafton
 STATE MA ZIP 01536 TELEPHONE 508-839-3500

3. ENGINEER / LAND SURVEYOR: Norman Hill Land Planning Inc.
 STREET / P.O. Box 214 Worcester Street CITY/TOWN Grafton, MA
 STATE MA ZIP 01536 TELEPHONE 508-839-9526

4. NAME OF AGENT / CONTACT PERSON: Same
 STREET / P.O. Box _____ CITY/TOWN _____
 STATE _____ ZIP _____ TELEPHONE _____

5. LOCATION OF LAND: on the South east side of Wesson St.
100 feet East of Magnolia Lane
 (Direction) (Street)

Total Acreage 17.3 Zoning District(s) (including overlay zones) R-40

ASSESSOR'S MAP(S) 22 LOT #(S) 12

6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes _____ No X

7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations)
 Map(s) None Lot(s) _____

8. Affidavit by Engineer / Land Surveyor who stamped/signed the plan that all items required are shown (enclosed attested document).

Applicant's Signature Wayne D. Andrews Date: _____

Property Owner's Signature (if not Applicant) President, Willard Museum Date: 4/27/23

Affidavit ANR Plan Submittal

I, Norman G. Hill, P.L.S.,
(Name of Surveyor/Engineer – Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated 4-27-23,

regarding MAP(s) 22 LOT #(S) 12

on 62 Wesson Street in the Town of Grafton.
(property address)

Signature: Norman G Hill

Address Land Planning Inc.
214 Worcester St.

City / Town N. Grafton

State MA ZIP 01536

Phone: 508-839-9526



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	___	___	<input type="checkbox"/> Septic System	___	___
<input type="checkbox"/> Building - Electric	___	___	<input type="checkbox"/> Conservation	___	___
<input type="checkbox"/> Building - Plumbing	___	___	<input checked="" type="checkbox"/> Planning	___	___
<input type="checkbox"/> Board of Health	___	___	<input type="checkbox"/> Other	___	___

Other Permit: _____

Land Planning

 Petitioner Name

 214 Worcester Street

 Petitioner Address

 N. Grafton, MA 01536

 City, State, Zip

 508-839-9526

 Phone

Willard House Clock Museum

 Property Owner / Applicant

 62 Wesson Street

 Property Address

 Grafton, MA

 City, State, Zip

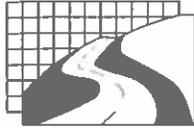
Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

Christi

 Treasurer / Collector Signature

5/12/23

 Date



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

May 12, 2023

Town of Grafton
30 Providence Road
Grafton, MA 01519

Attention: Fiona Coughlan, Town Planner
Subject: Submission of an ANR application
Reference: Willard House Clock Museum, property at 62 Wesson Street

Please find enclosed an application for Endorsement of a Plan Believed Not to Require Approval

Overview:

Our client, the Willard House Clock Museum, at 11 Willard Street in Grafton, owns a large piece of land at 62 Wesson Street, which consists of 17.3 acres of land. They would like to divide this property into three frontage lots along Wesson Road. Please see our enclosed ANR plan dated 1-24-23.

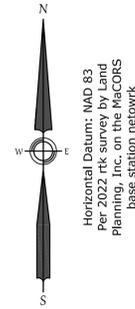
We have enclosed the following:

- Four paper copies of the ANR plan and one mylar original
- One copy of a Certificate of Good Standing
- One copy of the ANR application form
- One copy of the Affidavit Form

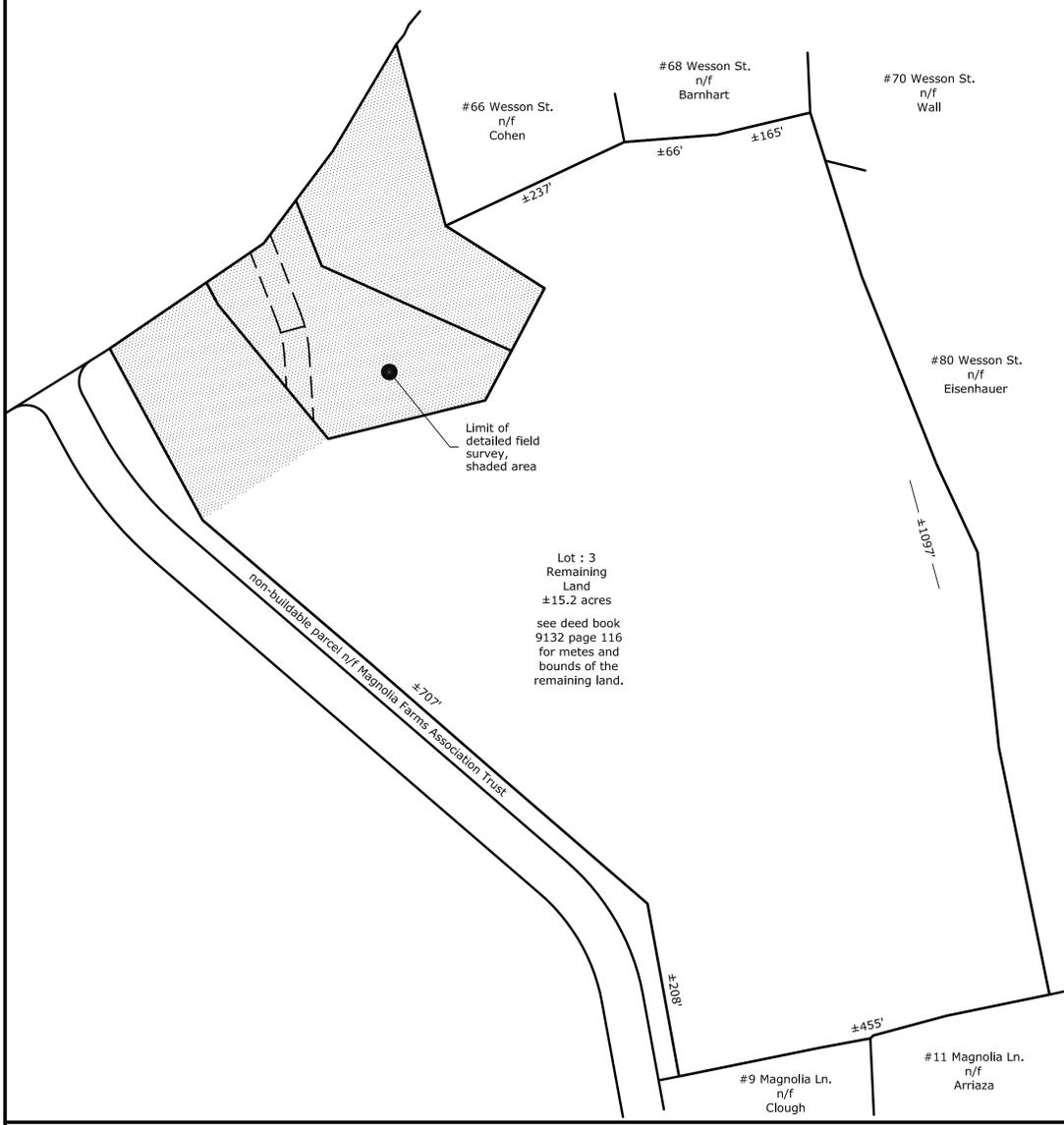
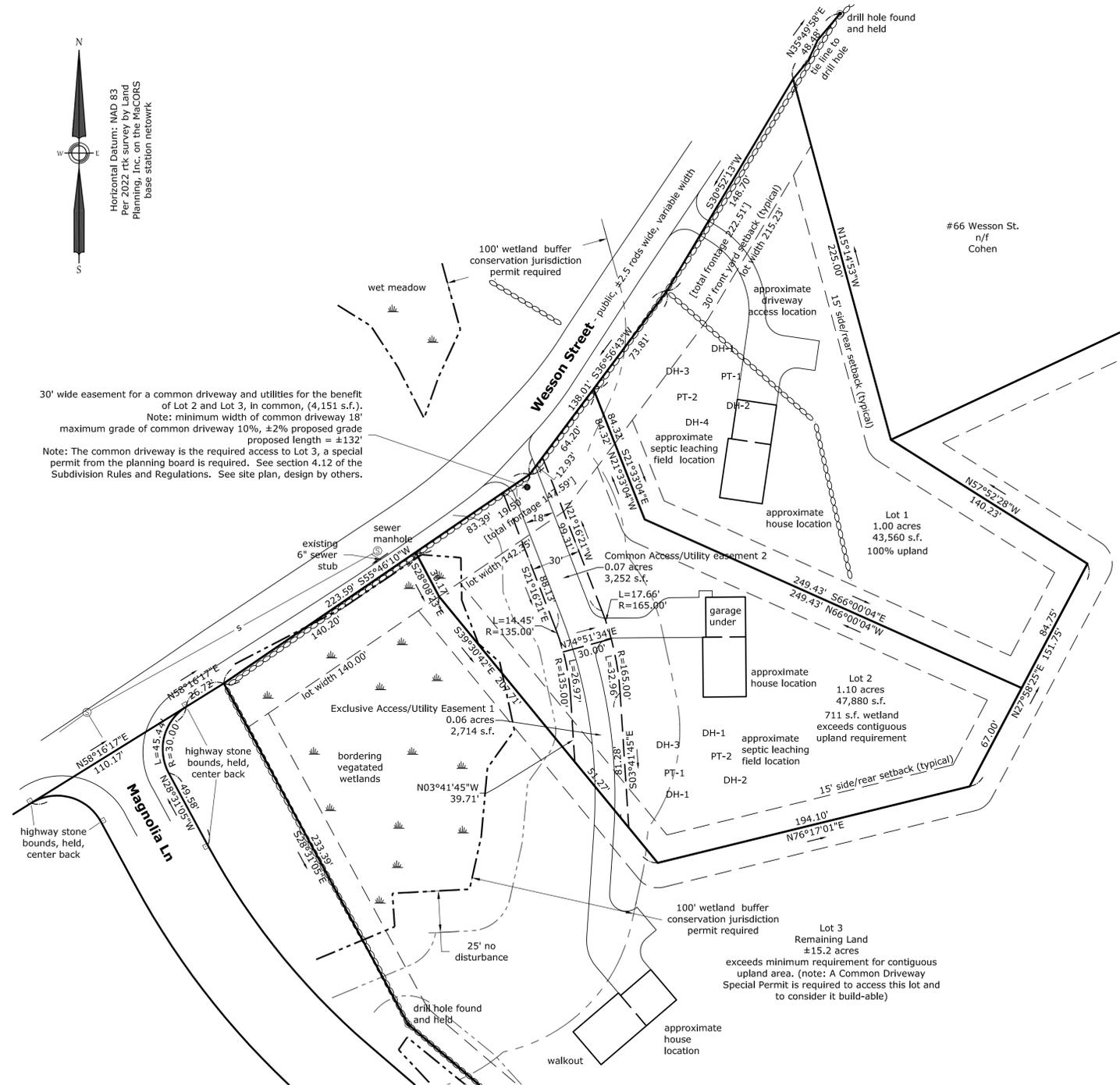
Please contact me if you require any additional information or have any questions.

Sincerely,
Land Planning Incorporated

Norman G. Hill, P.E.



30' wide easement for a common driveway and utilities for the benefit of Lot 2 and Lot 3, in common (4,151 s.f.).
 Note: minimum width of common driveway 18'
 maximum grade of common driveway 10%, ±2% proposed grade
 proposed length = ±132'
 Note: The common driveway is the required access to Lot 3, a special permit from the planning board is required. See section 4.12 of the Subdivision Rules and Regulations. See site plan, design by others.



Record References:
 locus deed book 9132 book 116
 plan book 766 plan 85
 plan book 509 plan 73

Zoning: R-40 (single family)
 min. lot area: 40,000 s.f.
 min. frontage: 140'
 min. front yard: 30'
 min. side yard: 15'
 min. rear yard: 15'

note: the lot is not located within the Town of Grafton Water Supply Protection Overlay District.

Purposed Statement:
 The Purpose of this plan is to Subdivide the land at 62 Wesson St. Lot 1, Lot 2, and remaining land Lot 3. Also the purpose of this plan is to define the easement location for a shared "common driveway" for Lot 2 and Lot 3.

ANR Justification:
 Lot 1, lot 2, and lot 3 meet or exceed the minimum requirements for Lot Frontage, Lot Area, Lot Width and the Conservation requirements for contiguous upland area. Note: A special permit is **REQUIRED** for a common driveway to provide real access to Lot 3.



Locus Map
 scale 1" = 1000'
 from MassMapper data
 layers, approximate

FOR REGISTRY OF DEEDS USE ONLY

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED
 GRAFTON
 PLANNING BOARD

DATE

COMPLIANCE WITH ZONING OR OTHER
 REGULATIONS IS NEITHER EXPRESSED NOR
 IMPLIED.

I CERTIFY THAT THE PREPARATION OF THIS
 PLAN CONFORMS TO THE RULES AND
 REGULATIONS OF THE REGISTERS OF DEEDS.

DATE:
 Norman G. HILL. P.L.S. #41786

Field By:	NH/PP	12/21/22
Drawn By:	BDH	1/18/23
Checked By:	NGH	1/24/23

Land Planning, Inc.
 Civil Engineers • Land Surveyors
 Environmental Consultants

- Bellingham**
 167 Hartford Ave.
 Bellingham, MA 02019
 508-966-4130
- North Grafton**
 214 Worcester St.
 N. Grafton, MA 01536
 508-839-9526
- Hanson**
 1115 Main Street
 Hanson, MA 02341
 781-294-4144
www.landplanninginc.com

ANR PLAN
 located at
62 Wesson Street
 Grafton, MA
 Assessors Map 22 parcel 12.0

owned by
**Willard House Clock
 Museum Inc.**
 11 Willard Street
 North Grafton MA 01536-2011

Scale	0 20 40 30 40
1"=40'	
Date	Jan. 24, 2023
Job No.	G22335
Sheet No.	1 of 1